

Plan Change 46: Ballantyne Road Industrial and Residential Extension

Queenstown Lakes District Council gives public notice as of **18th March 2015** that it has accepted and is inviting submissions on the following private plan change to the District Plan: Plan Change 46: Ballantyne Road Industrial and Residential Extension.

The purpose of the Plan Change is:

To re-zone approximately 19ha of land from Rural General to Low Density Residential and Industrial B. Of this, 13.3ha is proposed to be rezoned Low Density Residential, and 2.5ha is to be rezoned Industrial B (forming an 'industrial extension' to the Industrial B Zone, promoted through Plan Change 36). A structure plan specifies areas of open space of 3.3ha to provide a buffer between the industrial and residential land.

The land subject to Plan Change 46 is legally described as Lot 99 DP445766 and part of Lot 3 DP374697 and is located to the south and west of the existing Ballantyne Road industrial area, Wanaka.

In relation to the existing Industrial B zone provisions, Plan Change 46 seeks to delete the existing 'Ballantyne Road Precinct Structure Plan' contained at section 11.6 of the District Plan, which will be replaced with a new Ballantyne Road Precinct Structure Plan showing the full extent of the industrial extension, the landscape reserve area, and the indicative road layout for accessing the industrial and residential areas.

Plan Change 46 seeks to delete the Performance Standards table at 11.5.6 (ref 22(ii)) relating to the Structure Plan entitled "Industrial B Zone - Ballantyne Road Precinct", which relates to staging. A change to District Plan Map 23 will also be required to show the land zoned as Industrial (B) Zone rather than Rural General Zone.

It is proposed to apply the existing rules for the Low Density Residential Zone, contained in section 7 of the District Plan, to the 13.3 ha of land to be rezoned residential. A change to District Plan Map 23 will also be required to show the land zoned as Low Density Residential Zone rather than Rural General Zone.

The submission period commences Wednesday 18 March 2015 as advised on our website and in the Mirror on 18 March 2015.

How can I find out more about this plan change?

A full copy of the plan change and associated Section 32 Report can be inspected at the following locations:

- QLDC website: www.qldc.govt.nz – under District Plan Changes
- **Queenstown**
Council offices: 10 Gorge Road
Public library: 10 Gorge Road
- **Wanaka**
Council offices: 47 Ardmore St Street
Public library: Dunmore Street, Wanaka
- **Arrowtown**
Public library: 58 Buckingham Street

Making a Submission

Any person may make a submission to the proposed plan change. Submission forms are available from the above locations or can be downloaded from the website. The closing date for submissions is **21st April 2015**. Submissions must be in writing and sent to:

Queenstown Lakes District Council
Private Bag 50072
QUEENSTOWN
Attention: **Policy Team – Plan Change 46**
Or email to pcsubmission@qldc.govt.nz (quote "Plan Change 46" in the subject line).

What happens next?

Following the receipt of public submissions, a summary of the decisions requested will be prepared. This will then be publicly notified for further submissions. You can only make a further submission if you represent a relevant aspect of the public interest (e.g. A community association or environmental organisation) or have an interest in the plan change that is greater than the general public (e.g. the plan change affects your property rights).

The Council will appoint a Hearing Committee to assess the Plan Change and the submissions lodged to it, including further submissions. The Committee will hold a public hearing to enable submitters to present their submissions.

Following deliberation, a decision will be issued by the Council to retain, modify or withdraw the Plan Change. Any person who was a submitter, or lodged a further submission, and who is not satisfied with the decision reached, may appeal that decision to the Environment Court.

Want more info?

For further information regarding this Plan Change, please call Nigel Bryce on (03) 477 2119 (ext 2) and/or download a copy of the "Guide to Plan Changes in the Queenstown Lakes District" from the Council website or pick up a copy from your local Council office.

This notice is pursuant to Clause 5 of the First Schedule to the Resource Management Act 1991.